



## STATE BOARD OF EQUALIZATION

20 N STREET, SACRAMENTO, CALIFORNIA  
(P.O. BOX 1799, SACRAMENTO, CALIFORNIA 95808)

(916) 445-4982

October 29, 1982

TO COUNTY ASSESSORS:

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Second District, San Diego

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Fourth District, Pasadena

KENNETH CORY  
Controller, Sacramento

DOUGLAS D. BELL  
Executive Secretary

No. 82/124

ESCAPE ASSESSMENTS: CORRECTION  
TO LETTER NUMBER 80/113

In the above captioned letter, we took the position that post-1975 base year values could only be revised within four years after the base year value was first placed on the roll. While statutory provisions were rather clear on escape assessments, there was lack of clarity concerning prospective correction of base year values. Nevertheless, we thought the latter type correction should be subject to the same four year limitation and that legislation would be needed to extend the period.

A bill concerning prospective corrections was prepared but, for lack of consensus as to an appropriate time limitation, never became law. In view of our inability to obtain a clarifying statute, we cannot authoritatively state that limitations applicable to escape assessments also apply to prospective corrections. We therefore defer to those county counsels who have pointed out that lacking a specific statute on the point we should be guided by Article XIII, Section 1, of the California Constitution which mandates taxation of all property not specifically exempted and recommend that escape assessments and prospective changes to base year values be handled as follows:

Example # 1

In January of 1983 it is discovered that a barn constructed in July of 1976 has never been assessed. The rest of the property, land and improvements, has a base year of 1975. However, since the barn was newly constructed in July of 1976, it should have been appraised as of the date construction was completed and assessed for the 1978-79 assessment year. In this situation, the barn should be valued as of July 1976 and that value factored forward (by the inflation factor not to exceed two percent per year) for the 1983-84 assessment roll, and escapes should be levied for the four preceding years using the appropriately factored value for each of those years.

Example # 2

A property was underassessed in 1980 because of an unrecorded change in ownership. In February 1990 the change in ownership is discovered. The property should be reappraised at a 1980 base year value, and that

TO COUNTY ASSESSORS

-2-

October 29, 1982

value should be factored to 1990. The factored value would be enrolled for the 1990-91 assessment roll. In this case, escape assessments should be levied for the preceding eight years using the appropriately factored value for each of those years.

If you have any questions please contact our Technical Services Section at (916) 445-4982.

Sincerely,



Verne Walton, Chief  
Assessment Standards Division

VW:dw  
AL-04-0631A